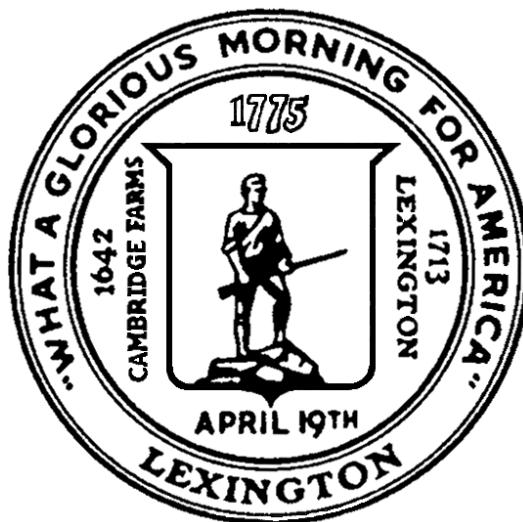


CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



**SUPPLEMENT (including Articles 9 & 10: Land
Purchase—Off Grove Street)
to the REPORT TO
THE 2012 ANNUAL TOWN MEETING**
(Released March 23, 2012)
with other UPDATES & ERRATA

Released May 4, 2012

Submitted by:
Charles Lamb, Chairman
Ted Edson, Vice-Chairman
William Hurley
David G. Kanter
Shirley Stolz

UPDATES

(Supersedes the information in our original report)

Page 7: Attached is a replacement sheet for page 7 (with the unchanged page 8) with a “Summary of FY2013 Capital-Budget Requests” that now includes the requested amounts for the Wright-Farm land purchase (Articles 9 & 10)—also see new Footnote 2, the approved funding for the White House Stabilization—also see new Footnote 3, and the \$400,000 increase in GF (Cash) toward Street Improvements (Article 12(c)).

Page 10:

- a. The following paragraph has been updated to reflect the proposed Wright-Farm land purchase:

At this time, if all of the CPC-recommended project & debt appropriations (See Articles 8 & 9) (but excluding the \$150,000 Administrative Budget yet accounting for the \$475,000 reduction already made by Town Meeting to Article 8(d) and, in the case of Article 9, this Committee’s funding recommendation)—which total \$5,016,092—are approved by this Town Meeting, this would add (with percentages of that projects & current-debt total) \$1,260,673 (25.1%) for Community Housing, \$1,107,401 (22.1%) for Historic Resources, \$1,112,000 (22.2%) for Open Space (i.e., the appropriation for the Cotton Farm purchase’s 3rd of 3 debt-service payments and the cash portion of the Wright-Farm land purchase), \$605,718 (12.1%) for Recreational Use, and \$930,300 (18.5%) for pending purpose(s) (i.e., the appropriation for the Busa-Farm purchase’s 3rd of 3 debt-service payments).

- b. The following paragraph has been updated to reflect the new approach being taken at this time in the State Legislature to enhance the funding for the State-supplement funding under the CPA.

As the supplements are funded from the State’s Community Preservation Trust Fund, which currently gets its revenue solely from surcharges on the fees on property transactions at the Registries of Deeds, the full extent of the impact on those fees because of the state of the recovery from the economic recession is unknown and, thus, there is uncertainty about the level of future State-supplement funding. A bill that had made good progress in the State Legislature, along with addressing other changes to the CPA, would have set the minimum, annual, supplemental percentage at 75% by adjusting the Registries’ surcharge (up to a \$50 maximum) to provide the funding needed to achieve that percentage. At the time of writing our supplement report, all of that bill now has been offered by the House as an amendment to the State’s budget for FY2013 with one change: Instead of adjusting the Registries’ surcharge to achieve a 75% supplement, at the close of each fiscal year—beginning with FY2013—\$25,000,000 would be the first transfer from the State’s “consolidated net surplus”—to the extent that amount is available—and placed in the State’s Community Preservation Trust Fund. (While that funding approach doesn’t assure any percentage, that dollar amount would about double the current annual funding to that Fund and, therefore, about double the current supplement percentage.) That amendment was passed unanimously by the House and is awaiting action by the Senate. Of course, even though the original bill had 25 co-sponsors in the Senate, a majority, there is no assurance of if and when the budget amendment would be passed by the Senate, survive reconciliation if the Senate version differs at all from the House version, and signed by the Governor.

Page 11: The following text and table have been updated to reflect in the comparison an additional month of collections into the CPA Trust Fund at the State level (and to correct an error in the text):

Although there are other factors that will affect the size of the State's CPA Trust Fund from which the supplements are made (e.g., its administrative expenses and interest earned on that Fund), the following is a year-to-year comparison of CPA Trust Fund collections at the Registries of Deeds, its revenue source, for the first six months of this Trust-Fund year—the latest data we have been given, so far.

CPA Trust Fund Collections at the Registry of Deeds (\$M)				
Month¹	FY2011	FY2012	Change	Percentage
Oct	\$2.479	\$2.045	-\$0.434	-17.5%
Nov	\$2.442	\$2.187	-\$0.255	-10.4%
Dec	\$2.530	\$2.364	-\$0.166	-6.6%
Jan	\$2.756	\$2.512	-\$0.245	-8.9%
Feb	\$2.303	\$2.174	-\$0.129	-5.6%
Mar	\$1.915	\$2.207	\$0.291	15.2%
Totals²	\$14.426	\$13.488	-\$0.937	-6.5%

Source: Massachusetts Department of Revenue's (DOR's) Monthly Reports of Collections & Refunds ("Blue Book")

¹ The month of the DOR's "Blue Book". Although fees allocatable to the CPA Trust Fund are collected in each month, the July through April collections are reported in the subsequent month's report, and then the May & June collections are combined and reported in the June report.

² Totals may differ due to rounding.

Pages 14–18: Attached are replacement sheets for pages 14–18 (with the unchanged page 13) with this Committee's "Five-Year Capital Plan" that now also includes the increased Street Improvements funding, a "TBD" for a Buckman Tavern construction project in FY2014, the amounts for the Wright-Farm land purchase, a revised Footnote 8 reflecting Town Meeting's approval of the White House Stabilization, a revised Footnote 26 reflecting Town Meeting's approval of the LexHAB Set-Aside funding, and a revised Footnote 27 related to the proposed Wright-Farm Land purchase.

Page 25, Culvert Repair: Change "(See Articles 7 & 12(d), respectively)" to "(See Article 12(d))".

Page 32: The following has been updated to reflect new requested authorization amount and our revised comments considering the relocation of the Culvert Replacement funding request.

Article 7 (3rd Fund Only): Establish and Continue Departmental Revolving Funds—DPW Compost Operations	Fund Authorization Requested	Funding Source	Committee Recommends
	\$400,000	DPW Compost Operations RF	Not Applicable

"The 2011 Annual Town Meeting appropriated \$65,000 for the survey, design and permitting for repairs to three corrugated metal pipe arch culverts under the access road to the Hartwell Avenue Compost Facility that have failed due to rust and separation at the pipe connection joints...this request is for the replacement of these culverts.... [Brown Book, Page XI-13]

As this annual Article only provides the required authorization for revolving funds, this Committee normally would not comment on it; however, as the Town intends to pay for this capital project from a revolving fund, we believe this project should be handled like other capital projects—which includes our

review and recommendation to Town Meeting—and be subject to explicit Town Meeting review and approval. Therefore, we recommend this project be explicitly described to Town Meeting so, if needed, they can be further discussed before a vote is taken—either on the whole Article or on this one RF, if separated-out.

The culvert replacement project is such a project, but the reviews, recommendation, and approval we desire will be provided when the debt funding for this \$325,000 project—which will be serviced by this revolving fund—is requested under Article 12(d).

Pages 38 & 39: The following have been updated to reflect the requested amounts for the purchase of the Wright-Farm land and this Committee’s recommendations:

Article 9: Land Purchase— Off Grove Street (Open Space)	Funds Requested	Funding Source	Committee Recommends
	\$3,062,000 (\$2,950,000 for the purchase, \$97,000 for associated costs, & \$15,000 for short-term-note interest)	CPF (Cash) + CPF (Debt)	Approve \$112,000 CPF (Cash) + \$2,950,000 CPF (Debt, not to exceed 5-Year Term, including Note(s) & Bond) (5–0)

“To see if the Town will vote to authorize the Selectmen or the Conservation Commission to purchase or otherwise acquire, or authorize the Selectmen to take by eminent domain, upon the written request of the Conservation Commission, for conservation purposes including outdoor recreation as provided by Section 8C of Chapter 40 of the Massachusetts General Laws, as amended, or authorize the Selectmen to purchase or otherwise acquire, or to take by eminent domain for municipal purposes, any fee, easement, or conservation restriction as defined in Section 31 of Chapter 184 of the Massachusetts General Laws, or other interest in all or any part of land shown as lot 1 on Assessors’ Property Map 91, now or formerly of Wright; and appropriate a sum of money therefor and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Community Preservation Fund, or by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.”
[Town of Lexington Annual Town Meeting Warrant]

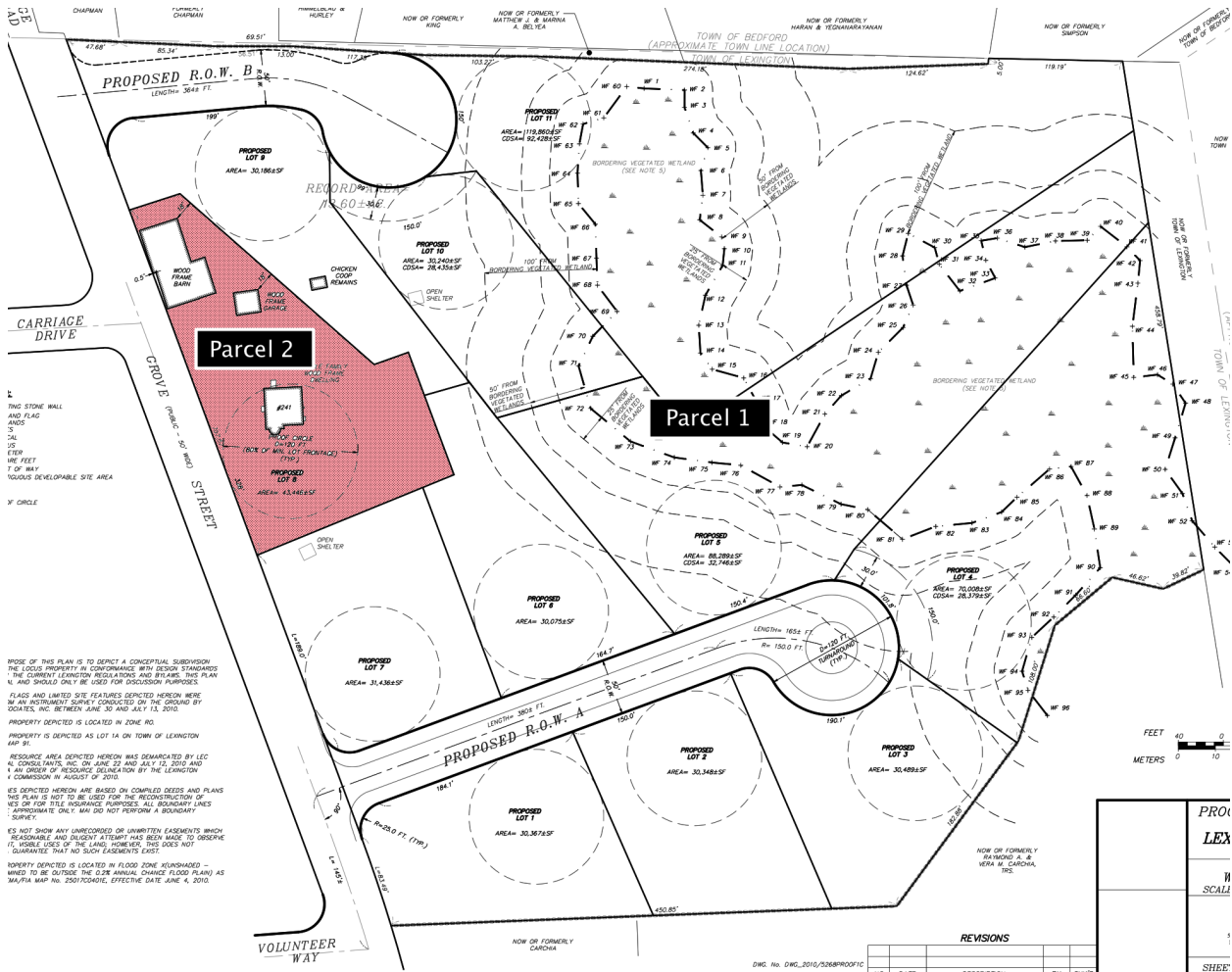
“This proposal initiated by the Board of Selectmen is for the potential purchase of the Wright Farm on Grove Street. This parcel has long been of conservation interest. The CPC has approved the commissioning of two appraisals for the property, and negotiations are on going. There is no current estimate of the cost for this acquisition.” [Brown Book, Page XI-19]

(See also Article 10 for alternate approach to the purchase, but this Committee expects the purchase to be under this Article 9 as the CPC’s recommended use is consistent with that proposed under Article 10.)

An agreement has been reached between the seller and the Town. While a final Letter of Intent between the seller and the Town has not yet been executed (it is expected prior to presentation of this Article to this Town Meeting), based on the latest draft available to this Committee at the time of publishing its supplement report and a review of the appraisals, this Committee’s understanding of the primary terms are as follows:

SUPPLEMENT to the CEC REPORT TO THE 2012 ANNUAL TOWN MEETING

(1) The following cropped and further annotated image of the Proof Plan, dated April 11, 2012, shows the location of the proposed, 12.60+/- acres Parcel 1 land purchase, and the location of the 1.00+/- acres Parcel 2 (containing the house, garage, and barn) for which there would be an option by the Town to purchase later:



(2) At the execution of the Purchase & Sale Agreement (P&S), but subject to many earlier happenings—including Town Meeting’s approval, the Town would pay \$1,000 and at the closing on the purchase—contemplated to be by November 20, 2012, but with the deed recorded no later than December 20, 2012—the Town would pay the \$2,949,000 balance of the \$2,950,000 purchase price for Parcel 1. The Town would also have an option “for a term of one hundred eighty (180) days after [the Town] receives prompt written notice from Seller of the earlier of (a) the death of Kathleen Wright, or (b) Seller’s intent to sell Parcel 2, to allow [the Town] to purchase Parcel 2” for not less than \$500,000 (but plus any net-positive adjustments at a specified Consumer Price Index from the date of the final Letter of Intent). The Seller “agrees to maintain the house and the barn located on Parcel 2 in the same condition as they presently exist as of the date [of the Letter of Intent]”.

(3) "...the Seller will have the right to apply for one or more licenses to (a) keep horses on Parcel 1 and (b) continue farming the current market garden on Parcel 1. Any such license(s) to Seller or a related entity of Seller may be granted in conjunction with a Land Management Plan issued by the Town of Lexington Conservation Commission for Parcel 1 and shall be on terms which are mutually acceptable to Buyer and Seller, except that each license shall be for a term of one (1) year and each license shall include an indemnification from the Seller to the [Town] indemnifying the [Town] against any environmental contamination caused by Seller or Seller's agents or invitees during the term of the license...as well as other restrictions as may be determined by the Town of Lexington Conservation Commission at the time of granting any such license(s)."

(4) “Seller shall be responsible for paying any and all rollback, withdrawal or similar taxes and payments under Massachusetts General Laws Chapter 61A that are associated with the transfer of all or any portion of Parcel 1 or Parcel 2 to [the Town], if it is determined by the Town of Lexington Assessor that such taxes are due or will be due.”

The proposed purchase was presented jointly by the Board of Selectmen and the Conservation Commission to the CPC for its consideration of recommending the purchase to Town Meeting for only a conservation use. On April 20, 2012, the CPC voted 6–2–1 in support of that recommendation.

Also approved were other costs associated with the purchase. The current estimate of those costs is \$97,000 (\$25,000 for a Land Use Plan, \$25,000 for a survey, \$35,000 for legal/deed-restriction expenses, and \$12,000 for a site assessment) and this Committee recommends those expenses should be paid using cash, not debt. The other expense in FY2013 would be the interest on the short-term Bond Anticipation Note (BAN) that would be issued at the closing on the purchase—presumably this fall—and would then be paid off with the issuance of a bond (if the BAN is not rolled over for another short-term period). That initial BAN interest has been estimated at \$15,000; therefore, this Committee recommends a total of \$112,000 would need to be appropriated.

The CPC had also approved the use by the Conservation Commission of funds from the CPC’s FY2012 Administrative Budget for the purpose of the prior actions associated with the land acquisition (e.g., the appraisals, an initial survey, and legal work). So far that expense is less than \$5,000.

While the CPC understood the funding for this purchase would be a combination of CPF cash and debt financing, it ultimately took no position on component amounts. The CPC is looking to the Town’s Finance Committees, the BoS, and the Town Staff to develop the amounts to recommend to Town Meeting.

This Committee understands, and commends, that the CPC, in parallel with this recommendation to Town Meeting, will be pursuing a Local Acquisition for Natural Diversity (LAND) grant from the State to offset some portion of the purchase price—as was successfully done (with acceptance under 2011 ATM Article 33) in the amount of \$500,000 in conjunction with the purchase of the Cotton Farm property (2010 ATM Article 9). (It is this Committee’s understanding a LAND grant now would be limited to not more than \$400,000.)

While the action before this Town Meeting is strictly with regard to approving the purchase of Parcel 1, the Meeting should note the terms in the Letter of Intent with regard to the Town’s right-of-first-refusal option for the purchase, in the future, of Parcel 2—a use of which is not specified by the Letter of Intent, nor is a use anticipated to be specified by the P&S. Any such subsequent proposal to purchase Parcel 2 will entail obtaining a specific approval by a subsequent Town Meeting.

This Committee is unanimously in favor of the purchase of Parcel 1; the funding of that purchase and the associated costs from the CPF; and has a specific recommendation with regard to how much of those costs should be by cash now and how much by debt financing. Previously we have urged that the payoff of even such large expenses be front loaded as much as possible with cash and that any financing be on an accelerated basis—and we concurred with the CPF funding structure for the last three land purchases under the CPA (i.e., Leary, Cotton Farm, and Busa Farm parcels).

Consistent with this Committee’s previous position, considering what may be the near-term demands upon the CPF, and wishing to retain maximum flexibility between the use of cash and debt until a bond is issued, this Committee recommends the funding now be \$112,000 of CPF cash (for the associated costs and BAN interest) with the \$2,950,000 balance initially to be debt, serviced by the CPF. That recommendation is predicated on, prior to issuing any bond, this Committee participating in a collaborative process with the BoS, the Appropriation Committee, and the CPC to determine the manner in which further to fund that balance amount between the use of additional CPF cash and any bond.

Article 10: Land Purchase— Off Grove Street (Conservation)	Funds Requested	Funding Source	Committee Recommends
	\$3,062,000 (\$2,950,000 for the purchase, \$97,000 for associated costs, & \$15,000 for short-term-note interest)	GF (Debt) and possibly GF (Cash) for the associated costs & short-term interest	Approve Indefinite Postponement (5–0)

To see if the Town will vote to authorize the Conservation Commission to purchase or otherwise acquire, and authorize the Selectmen to take by eminent domain, upon the written request of the Conservation Commission, for conservation purposes including outdoor recreation as provided by Section 8C of Chapter 40 of the Massachusetts General Laws, as amended, any fee, easement, or conservation restriction as defined in Section 31 of Chapter 184 of the Massachusetts General Laws, or other interest in all or any part of land shown as lot 1 on Assessors' Property Map 91, now or formerly of Wright; and appropriate a sum of money therefor and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Community Preservation Fund, or by borrowing, or by any combination of these methods; or act in any other manner in relation thereto. . [Town of Lexington Annual Town Meeting Warrant]

This Article was requested by the Conservation Commission to provide, if an agreement were reached between the sellers and the Town for purchase of the property, for the sole use of the land to be conservation—and, thus an alternative, using the GF, if the CPC were to recommend purchase for any use(s) other than as conservation land under Article 9. However, as the CPC's recommendation is solely for conservation, we expect this Article to be Indefinitely Postponed.

Pages 41 & 42: Attached is a replacement sheet that now include: (1) Article 12's updated (and corrected) Funds Requested and Funding Source amount, (2) Article 12(b)'s correct Funding Source (Free Cash instead of Cash), (3) Article 12(c)'s Street Improvements funding increase of \$400,000, and Article 12(d)'s inclusion of the DPW Compost Operations Revolving Fund (Debt) funding of the remainder of the funded culvert work.

Page 49: As Town Meeting approved the Capital Expenditures Committee's Substitute Motion under Article 16(e) (see Page 50), the final appropriation under Article 16 was the Committee's recommended \$2,200,711.

Pages 54 & 55, Article 21: The decision on establishing and funding a "Capital Projects/Debt Service Stabilization Fund" was deferred until a subsequent Town Meeting. (This Committee participated in the discussions leading to that decision and concurred with it.) This Committee took no position on the action under this Article as it does not have a direct Capital implication. Therefore, in the header on page 54, change the "Unknown", "Pending", and "Pending" to all be "Not Applicable".

Page 58:

1. For Articles 9 & 10: Change the "Request" from "TBD" to "\$3,062,000". For Article 9, in the Funding Source, change "CPF (Cash and/or debt)" to "\$112,000 CPF (Cash) + \$2,950,000 CPF (Debt)".
2. For Article 12(b), in the Funding Source, correct by changing "Cash" to "(Free Cash)".
3. For Article 12(c): Change the "Request" from "\$1,956,193" to "\$2,356,193" and in "Funding" change "\$1,025,586" to "\$1,425,586".

Page 59, Article 21: Change the "Unknown", "Pending", and "Pending" all to be "Not Applicable".

Summary of FY2013 Capital-Budget Requests

Art.		Requests						CEC Recommended Difference from Total
		Tax Levy		Enterprise Funds	State Chap. 90 (Roads)	Approp. & Auth. Other	Total	
		Debt	Cash ¹					
	Community/Economic Development							
8(b)	Paint Mine Barn Preservation		\$34,770				\$34,770	
9 & 10	Land Acquisition (Wright Farm) ²	\$2,950,000	\$112,000				\$3,062,000	
	Public Safety							
12(a)	Public Safety Radio Connectivity		\$50,000				\$50,000	
	Culture and Recreation							
11(a)	Pine Meadows Equipment			\$46,000			\$46,000	
11(b)	Park Improve—Hard Court Resurface	\$120,000					\$120,000	
11(c)	Park and Playground Improvements	\$65,000					\$65,000	
11(d)	Park Improvements - Athletic Fields	\$60,000					\$60,000	
	Public Facilities Department							
STM2	Estabrook School Reconstruct	\$39,742,248					\$39,742,248	
16(e)	White House Stabilization ³		\$381,000				\$381,000	
16(a)	School Building Envelope & Sys		\$215,000				\$215,000	
16(b)	Middle School Science Labs & Performing Art Spaces		\$35,000				\$35,000	
16(c)	Diamond Energy Improvements		\$25,000				\$25,000	
16(d)	Municipal Building Envelope & Sys		\$169,711				\$169,711	
8(c)	Muzzey Senior Ctr. Upgrade-Phase I		\$561,518				\$561,518	
8(d)	Cary Mem. Bldg Upgrades Design I ⁴		\$75,000				\$75,000	
16(f)	Extraordinary School Repair Projects	\$287,685	\$322,315				\$610,000	
16(g)	DPF Bid Documents		\$75,000				\$75,000	
16(h)	Hastings Natural Gas Conversion		\$45,000				\$45,000	
16(i)	Town Wide Facility Master Plan		\$65,000				\$65,000	
16(j)	Grounds Vehicle Replacement	\$80,000					\$80,000	
16(k)	LHS Overcrowding Phase II Renovate	\$400,000					\$400,000	
16(l)	School Paving Program	\$100,000					\$100,000	
	Public Works Department							
12(b)	Hydrant Replacement Program		\$25,000	\$25,000			\$50,000	
12(c)	Street Improvements		\$1,425,586		\$930,607		\$2,356,193	
12(o)	CBD Streetscape – D&E	\$240,000					\$240,000	
7 & 12(d)	Town-Wide Culvert replacement		\$65,000			\$325,000	\$390,000	
12(e)	DPW Equipment	\$358,610	\$155,390	\$81,000			\$595,000	
12(f)	Comp. Watershed Storm Water Mgmt.	\$65,000	\$100,000				\$165,000	
8(e)	Center Playfields Drainage - Phase III		\$605,718				\$605,718	
12(n)	Off-Site Street Improve—Estabrook		\$170,000				\$170,000	
12(g)	Dam Repair	\$260,000					\$260,000	
12(h)	Storm Drainage Improve & NPDES	\$340,000					\$340,000	
8(f)	Battle Green Area Master Plan Implementation - Phase II		\$143,845				\$143,845	
12(i)	Battle Green Area Master Plan - Parking... Phase 1: Conceptual Plan		\$60,000				\$60,000	
12(j)	Townwide Signalization Improvements	\$119,532	\$5,468				\$125,000	
12(k)	Sidewalk Improvements	\$300,000					\$300,000	
12(l)	Concord Avenue Sidewalk					\$250,000	\$250,000	
13	Water Distribution Sys Improvements			\$900,000			\$900,000	
14(a)	Wastewater System Improvements			\$1,200,000			\$1,200,000	
14(b)	Pump Station Upgrades			\$100,000			\$100,000	
	Lexington Public Schools							
15(a)	SystemwideTechnology	\$833,676	\$168,324				\$1,002,000	
15(b)	Classroom & Administrative Furniture	\$83,000					\$83,000	
	General Government							
8(a)	Archives & Records Mgmnt/Conserve		\$150,000				\$150,000	
12(p)	Town-wide Telephone Sys Replace	\$591,000					\$591,000	
12(q)	Town-wide Electronic Doc Mgmt. Sys		\$145,000				\$145,000	
	Community-Wide (CPA Funded) ⁵							
8(g)	LexHab Set-Aside Funds		\$450,000				\$450,000	(\$450,000)
8(h)	Buckman Tavern Historic Structure Report/Restoration Plans		\$65,000				\$65,000	
8(i)	Historical Society Historic Records Preservation		\$77,268				\$77,268	
8(j)	Greeley Village Accessible Housing		\$810,673				\$810,673	
	Totals	\$46,995,751	\$6,788,586	\$2,352,000	\$930,607	\$575,000	\$57,641,944	(\$450,000)

¹ All types (including set-aside for roads from FY2001 Override); see the Summary at the end of this report or the Warrant Article Analysis for the specific types.

² The CPC did not specify the split between cash and debt; what is shown is the recommendation of this Committee. So far, an expense of less than \$5,000 has been funded from the CPC's FY2012 Administrative Budget for costs leading to the recommended purchase (e.g., appraisals, initial survey, and legal work).

³ Originally not budgeted as to be Indefinitely Postponed; however, this Committee's Substitute Motion was adopted and passed by Town Meeting.

⁴ Recommended by the CPC at \$550,000.

⁵ Not shown are \$150,000 for the CPC's Administrative Budget (Article 8(m)), \$930,300 for the last-year debt service for the FY2010 purchase of the Busa-Farm land (Article 8(k)), \$1,000,000 to cover the last debt service on the FY2011 purchase of the Cotton-Farm land (Article 8(l)), and \$124,057 for debt service using State reimbursement for school upgrade project (Article 23).

Capital Budget

Lexington allocates appropriate resources to needed capital projects by considering them in four categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify their anticipated capital needs during the next five years; and
- Independently examines public facilities (including infrastructure systems) and prospective longer-term needs, as well as issues and such facilities not being addressed within any department.
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create new facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees, and make our views known to the Selectmen and School Committee, in an effort to shape a responsible capital budget for Lexington residents.

Please note these important caveats:

- All cost figures are estimates. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable—even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

Big-Ticket Projects

Big-ticket capital projects typically cost at least \$1 million; for financing purposes, they satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years (their expected service life is at least that long). Such projects obviously require both careful analysis and budgeting, and broad support.

The Town Manager and Selectmen's capital policy has generally maintained that such big-ticket projects (but not necessarily including those proposed for funding under the CPA) will be funded through borrowing, consistent with their expected life and with responsible annual budgeting for operating needs. Further, this borrowing is generally done through voter-approved "debt-exclusion" overrides, which place the costs of financing these projects outside the Proposition 2½ tax-levy limit. The latter goal has not always been satisfied. The Town's share of the costs to renovate Cary Memorial Library, for example, was absorbed within the operating budget; so were certain additional costs associated with the renovation of the secondary schools (this project was originally approved by voters in a debt-exclusion override). In each case, it was imperative to proceed within the time available for the projects to qualify for substantial State funding; accordingly, debt-exclusion overrides could not be scheduled. At the 2008 Annual Town Meeting, the Woburn Street reconstruction (\$1.4 million, including \$700,000 of the State's Chapter 90 funding) was funded without a debt-exclusion, largely because it would be too much to ask voters to approve debt-exclusions in consecutive years. The authorization at the 2009 May Special Town Meeting

debt service (which is expected to continue until February 1, 2018, when that debt will be retired). Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½.

Coming before this Town Meeting is one Recreation Enterprise-funded project (see Article (11(a)), one project funded entirely with Water Enterprise funds (see Article 13), and two projects funded entirely with Wastewater Enterprise funds (see Article 14). In addition, Water and Wastewater Enterprise Funds are sometimes used to buy heavy trucks and equipment, usually for joint use by the respective Divisions. In FY2013, an F450 truck will be purchased for such joint use by the Water and Wastewater Divisions using both of their Enterprise Funds. (See Article 12(e))

From a capital standpoint, enterprise-funded projects are evaluated in terms of service and cost. For example, Recreation-Enterprise Fund funds have been used to initiate renovations and improvements to the Irving H. Mabee Pool Complex. Approved at the 2010 ATM was Recreation-Enterprise funding for the replacement of the hot-water, ventilation, and exhaust systems, and addressing compliance and safety issues. Funding requested in FY2013 will complete the project—again using Recreation-Enterprise funds.

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations. However, as the Town Manager is planning to expend up to \$325,000 in FY2013 under the DPW Compost Facility Revolving Fund for one Capital project, we are including it in this report.

At the FY2011 ATM, under Article 7(a), the surveying, design, and permitting was funded in preparation for the replacement of three deteriorated culverts under the access road to the Hartwell Avenue Compost Facility. This year the construction funds are being requested. (See Article 7)

Small-Ticket Projects

Small-ticket capital projects are funded from the tax levy and do not qualify as big-ticket projects. Generally, they cost between \$25,000 (the minimum qualification for consideration as a capital expenditure—except for those funded by the CPF) and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. With the creation of the Department of Public Facilities as well as the Building Envelope “set-aside” passed in the June 2006 operating override, a new emphasis has been placed on continual infrastructure maintenance—a move that this Committee naturally applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project such work for a period of five years or more.

Five-Year Capital Plan

The table on the next three pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting consideration. It reflects the FY2013 amounts whose appropriation we expect to be requested at the 2012 ATM—as addressed in this report—and the contemplated FY2014–FY2017 requests. We started with what is shown in the Brown Book, Pages XI-21 & 22. Those requests have been updated based on any later information we received and we have made numerous, additional, entries in the out years where this Committee feels funding might well be requested based on earlier studies, design & engineering work, or the existence of a multi-phase project; but where, to our knowledge, there is, often no formal position taken by the Town. In that vein, there are important caveats to that table:

- Please see the footnotes for some information on the status of many of the entries and how this Committee’s position differs from that presented by the Town in the Brown Book.
- As noted earlier in the Executive Summary, there are a very-large number of Big-Ticket Projects facing this Town in the near future—whether for funding by the GF (either within levy or more likely via excluded debt, if approved by the voters) or the CPF—and not all of them are shown in the out-years of this five-year plan (e.g., this Committee has the replacement of the Fire Department’s aerial truck, estimated at \$1 million, as being in FY2019, as just one example). Even without the values of the TBD entries—which will inevitably total many millions of dollars once determined—the total of the now-cited out-year items in our table is \$79.6 million. That total for those 4 years is, on average per year, 38.3% more than the FY2013 request not including the additional funding for the new Estabrook Elementary School and the Wright-Farm land purchase. Even with some successful debt-exclusion referendums, that will likely require major reprogramming of those out-year projects. While this Committee appreciates the Town’s concern about citing a very preliminary estimate for a project whose scope and timing are not at all well defined at this point in time—such that any such number or timing may become contentious when later, better-defined, dollar values, execution dates, and planned funding sources are developed—this Committee finds the current approach untenable when there’s a prescribed need to present, evaluate, and make recommendations on the Town’s five-year capital needs. This Committee, therefore, is very pleased to see there is funding in FY2013 to begin the process for developing a formal, Town-wide, Facilities Master Plan for the Municipal facilities. (See Article 16(i)) We continue to urge the Town to present a prioritized and time-phased list of such Big-Ticket Projects and indicate the plan for funding of its current best guess of the likely costs.

SUPPLEMENT to the CEC REPORT TO THE 2012 ANNUAL TOWN MEETING

CEC FIVE-YEAR CAPITAL PLAN (FY2013–FY2017)¹						
Capital Project Requests (by executing department)	FY2013 Request	FY2014 Plan	FY2015 Plan	FY2016 Plan	FY2017 Plan	Non-TBD Total
Fire						
Software (Police & Fire/EMS)	<i>See joint entry below under Police</i>					
Ambulance Replacement			\$250,000			\$250,000
Fire Pumper Replacement					\$495,000	\$495,000
Aerial (Ladder) Truck Replacement ²						\$0
Portable Radio Replacement			\$50,000			\$50,000
Public Safety Radio Connectivity	\$50,000	TBD				TBD
Subtotal—Fire	\$50,000	\$0	\$300,000	\$0	\$495,000	\$795,000
Information Technology (IT)/Management Information Systems (MIS)						
Head-End Equipment Replacement		\$60,000	\$125,000	\$250,000		\$435,000
MIS Technology Improvement Program		\$140,000		\$64,000		\$204,000
Replace Town-wide Phone Systems	\$591,000	\$146,000	\$255,000	\$52,000	\$204,000	\$1,248,000
Town-wide Electronic Document Managment System	\$145,000	\$60,000				\$205,000
Subtotal—IT/MIS	\$736,000	\$406,000	\$380,000	\$366,000	\$204,000	\$2,092,000
Police						
Software (Police & Fire/EMS) (Joint Entry) ³			\$10,000	\$400,000		\$410,000
Subtotal—Police	\$0	\$0	\$10,000	\$400,000	\$0	\$410,000
Public Facilities						
Town-wide Facilities Master Plan	\$65,000					\$65,000
Public Facilities Grounds Vehicle	\$80,000	\$50,000				\$130,000
Public Facilities Bid Documents	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Energy Saving Projects		\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
East Lexington Fire Station Physical Fitness Room ⁴		TBD				TBD
Fire Station Interim Improvements ⁵		\$250,000				\$250,000
Fire Headquarters Replacement/Renovation ⁶			TBD			TBD
Police Station; Renovation and Add-on D&E			TBD			TBD
Municipal Building Envelope and Systems	\$169,711	\$173,954	\$178,302	\$182,760	\$187,329	\$892,056
Cary Memorial Building Upgrade ⁷	\$75,000	\$500,000	\$7,200,000			\$7,775,000
Muzzey Senior Ctr Upgrade-Phase II Construction	\$561,518	\$478,926				\$1,040,444
Community Center			TBD			TBD
Restoration of the Stone Building			TBD			TBD
White House Stabilization ⁸	\$381,000		TBD			TBD
Visitor Center Renovations and Expansion		\$255,000	\$1,402,500			\$1,657,500
School Building Roofing Program		\$157,930		\$396,162		\$554,092
School Building Envelope Program	\$215,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,015,000
School Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Window Treatments Extraordinary Repair	\$50,000	\$50,000	\$50,000	\$25,000		\$175,000
School Paving Program	\$100,000	\$75,000	\$75,000	\$75,000		\$325,000
School Interior Painting Program		\$150,000	\$150,000	\$150,000	\$150,000	\$600,000
Student Svc Rm Mod for Hearing Impaired Students ⁹			TBD			TBD
Extraordinary School Repairs ¹⁰	\$435,000	\$450,000	\$475,000	\$500,000	\$525,000	\$2,385,000
Estabrook Elementary School	\$39,742,248					\$39,742,248
LHS Overcrowding	\$400,000	\$250,000	\$250,000	\$250,000		\$1,150,000
Hastings Elementary School Rebuild/Restore D&E ¹¹					TBD	TBD
LHS Heating Systems Upgrade Phases 2, 3 & 4		\$250,000	\$1,150,000	\$2,250,000		\$3,650,000
Hastings Natural Gas Conversion	\$45,000					\$45,000
Diamond Energy Improvements	\$25,000	\$200,000	\$200,000	\$200,000	\$200,000	\$825,000
Clarke & Diamond Auditorium Upgrades			TBD			TBD
Middle School Science and Performing Arts Spaces	\$35,000	\$465,000	\$175,000			\$675,000
Library Material Handling and Workflow System		\$75,000				\$75,000
Subtotal—Public Facilities	\$42,579,477	\$4,330,810	\$11,805,802	\$4,528,922	\$1,562,329	\$64,426,340
Public Works						
Center Playfields Drainage - Implementation Phase	\$605,718					\$605,718
Mass Ave - Three Intersections Improvement		\$212,500	\$262,500	\$40,000	\$6,000,000	\$6,515,000
Dam Repair	\$260,000	\$10,000	\$100,000	\$400,000		\$770,000
Street Improvements	\$2,356,193	\$1,820,068	\$1,842,305	\$1,865,097	\$1,888,459	\$9,772,122
Estabrook School Off-Site Street Improvements ¹²	\$170,000	\$1,600,000				\$1,770,000
Water Distribution System Improvements	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$4,500,000
Wastewater System Improvements	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Town-wide Culvert Replacement	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Storm Drainage Improvements and NPDES compliance	\$340,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,340,000
DPW Equipment	\$595,000	\$861,900	\$623,376	\$604,200	\$691,200	\$3,375,676
Hastings Park Irrigation		\$70,000				\$70,000

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SUPPLEMENT to the CEC REPORT TO THE 2012 ANNUAL TOWN MEETING

CEC FIVE-YEAR CAPITAL PLAN (FY2013–FY2017) (continued)¹						
Capital Project Requests (by executing department)	FY2013 Request	FY2014 Plan	FY2015 Plan	FY2016 Plan	FY2017 Plan	Non-TBD Total
Hydrant Replacement Program	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Comprehensive Watershed Storm Water Management Study and Implementation	\$165,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,725,000
Town-wide Signalization Improvements	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Automatic Meter Reading System ¹³		\$707,250	\$546,000	\$546,000		\$1,799,250
Pump Station Upgrade Program ¹⁴	\$100,000	\$100,000	\$100,000			\$300,000
Pump Station Emergency Power Program ¹⁵		\$100,000	\$100,000	\$100,000		\$300,000
Battle Green Area Master Plan—Implementation ¹⁶	\$143,845	\$469,755				\$613,600
Battle Green Area Master Plan—Traffic-Related ¹⁷	\$60,000	\$130,000				\$190,000
CBD Sidewalk/Street Improvement/Landscaping ¹⁸	\$240,000	\$1,300,000	\$1,300,000	\$1,400,000		\$4,240,000
Traffic Mitigation		\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Sidewalk Improvement	\$300,000	\$400,000	\$400,000	\$400,000	\$400,000	\$1,900,000
Park Improvements - Athletic Fields	\$60,000	\$250,000	\$310,000	\$320,000	\$200,000	\$1,140,000
Concord Avenue Sidewalks	\$250,000	\$2,000,000				\$2,250,000
Subtotal—Public Works	\$8,310,756	\$13,636,473	\$9,189,181	\$9,280,297	\$12,784,659	\$53,201,366
Library						
RFID Conversion Project		\$150,000				\$150,000
Subtotal—Library	\$0	\$150,000				\$150,000
Recreation						
Park Improvements—Hard Court Resurfacing	\$120,000		\$85,000	\$50,000	\$50,000	\$305,000
Center Track Area Reconstruction					\$3,000,000	\$3,000,000
Busa Recreation Use ¹⁹						\$0
Town Pool Renovation					\$1,153,600	\$1,153,600
Pine Meadows Equipment	\$46,000		\$52,000	\$45,000		\$143,000
Athletic Facility Lighting		\$269,469		\$459,370		\$728,839
Pine Meadows Improvements			\$267,000			\$267,000
Park and Playground Improvements	\$65,000	\$80,000	\$65,000	\$65,000	\$65,000	\$340,000
ADA Accessibility Study			\$50,000			\$50,000
Subtotal—Recreation	\$231,000	\$349,469	\$519,000	\$619,370	\$4,268,600	\$5,987,439
Schools						
Technology Capital Request	\$1,002,000	\$1,050,000	\$900,000	\$800,000	\$800,000	\$4,552,000
Systemwide Replacement of Clock and Bell System ²⁰			TBD			TBD
Food Service Equipment ²¹			TBD			TBD
Classroom and Administrative Furniture	\$83,000	\$100,000	\$100,000	\$100,000	\$100,000	\$483,000
Subtotal—Schools	\$1,085,000	\$1,150,000	\$1,000,000	\$900,000	\$900,000	\$5,035,000
Miscellaneous Municipal						
Community Housing on the Leary Property ²²		TBD	TBD			TBD
Community Housing on the Busa Property ²³		TBD	TBD			TBD
Antony Park ²⁴		TBD				TBD
Archives & Records Management / Records Conservation & Preservation	\$150,000	\$20,000	\$20,000	\$20,000	\$20,000	\$230,000
Subtotal—Miscellaneous Municipal	\$150,000	\$20,000	\$20,000	\$20,000	\$20,000	\$230,000
Community-Wide (CPF Funded)²⁵						
Paint Mine Barn Preservation	\$34,770					\$34,770
LexHAB Set-Aside Housing Acquisition ²⁶			TBD			TBD
Buckman Tavern Historic Structures Report/Restore	\$65,000	TBD				TBD
Historical Society Historic Records Preservation	\$77,268					\$77,268
Lexington Housing Authority Projects	\$810,673					TBD
Land Purchases ²⁷	\$3,062,000					TBD
West Lexington Greenway Corridor			TBD			TBD
Subtotal—Community-Wide (CPF Funded)	\$4,049,711	\$0	\$0	\$0	\$0	\$112,038
Totals (No Allowance for TBDs)	\$57,191,944	\$20,042,752	\$23,223,983	\$16,114,589	\$20,234,588	\$132,439,183

Note: "TBD" indicates undefined at present, but there is a recognized potential for one or more events in those years.

¹ All fund sources; individual amounts may be below the \$25,000 capital threshold if projected to be funded from CPF.

² Town had shown \$1,000,000 for replacement in FY2015, but later information this Committee has recommends it be in FY2019.

³ Town had proposed \$410,000 for FY2017, but while this Committee would hope that it would be prudent to do this much earlier, it believes the purchase shouldn't slip further than where it had been in last year's Plan, FY2016; therefore, \$10,000 is shown for a study in FY2015 with the balance in FY2016 for the purchase.

⁴ Town had proposed this for FY2016 at \$75,000, but based on the justification and what is thought would be the modest cost, this Committee believes earliest implementation is warranted.

⁵ This Committee has introduced this placekeeper for any yet-to-be-determined improvements needed before the Headquarters is replaced or renovated.

⁶ Town had proposed \$300,000 D&E in FY2014 and \$12,700,000 construction in FY2015, but this Committee believes that is a premature timeline.

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CEC FIVE-YEAR CAPITAL PLAN (FY2013–FY2017) (continued)

⁷ The CPC had recommend at \$550,000. The budget, however, was for just initial funding at \$75,000 (\$50,000 for initial D&E; \$25,000 for support of further public outreach and discussion). Therefore, the balance of the D&E funding in FY2014 is \$500,000 rather than just \$475,000.

⁸ Not included in the Town's budget as to be Indefinitely Postponed, but doing the project was supported by this Committee. This Committee's Substitute Motion was adopted and passed by Town Meeting.

⁹ The Town had this as \$1,790,800 in FY2014, but it's our understanding this yet-to-be-defined program will likely be executed over multiple years—possibly 5.

¹⁰ As has been done over the last 2 fiscal years, there has been funding for individual, extraordinary, projects that were not foreseen. This Committee believes there will continue to be such urgent projects and has indicated funding for them in the out years.

¹¹ Added by this Committee.

¹² The construction estimate is very preliminary as the D&E has not yet been done.

¹³ The start of this 3-phase program was deferred from FY2013 pending further review of the justification and pay-back period.

¹⁴ The Town had this program's funding continuing to FY2017, but it is this Committee's understanding that the originally planned scope would be completed with funding in FY2015.

¹⁵ This has been added by this Committee and is a program which we have been told will begin in FY2013 using, at least, funding from the Operating fund.

¹⁶ The FY2014 amount is a placekeeper from the Plan submitted to the Board of Selectmen, but don't represent any decisions by that Board regarding implementation. It is based on the Plan's 3rd-year total estimate of \$599,755 less the burdened cost projection being shown in the next line for the construction of Traffic Islands & Pedestrian Crossings.

¹⁷ The FY2014 amount is a placekeeper for the burdened cost projection for the construction of Traffic Islands & Pedestrian Crossing from the Plan submitted to the Board of Selectmen, but don't represent any decisions by that Board regarding implementation.

¹⁸ As the pre-D&E construction estimate is \$3.6 to \$4.0 million, to be conservative, the three amounts for construction have been increased so their sum is the upper end of that range. (This line also encompasses what had previously been identified separately as "Lexington Center Connectivity".)

¹⁹ This Committee has zeroed this line as the Board of Selectmen has decided to proceed, at this time, without recreation on the Busa Farm property.

²⁰ While the replacement of the Town-wide Phone System may well accommodate the Schools clock-and-bell needs, this entry is this Committee's recognition that it may take a separate action to meet those needs.

²¹ While most of the food-service equipment is funded from its revolving fund, this entry is this Committee's acknowledgement that some large equipment (refrigeration, freezers, oven banks, and line reconfiguration) would likely need assistance from the GF.

²² The Town had design funding planned for FY2014; this Committee has added a placekeeper for the construction funding in FY2015

²³ This Committee added this placekeeper line for the design and then construction funding of this Community Housing.

²⁴ While this project's funding is anticipated to be by public donations, this entry is a placekeeper in case tax-levy support is needed to complete the funding.

²⁵ There are currently no out-year commitments by the CPC as the outstanding CPF-funded debt service ends with the FY2013 payments. (See the 3rd footnote in the table on Page 7 for those FY2013 debt-service amounts and reference to that year's Administrative-Budget request.)

²⁶ CPC approved, and budgeted, at \$450,000. Although not supported by this Committee, Town Meeting approved the \$450,000.

²⁷ Article 9 provides for potential use of the CPF for purchase of the Wright-Farm land, and Article 10 provides for that purchase solely for conservation if the CPC had not approved it solely for conservation, but it did. So far, an expense of less than \$5,000 has been funded from the CPC's FY2012 Administrative Budget for costs leading to the recommended purchase (e.g., appraisals, initial survey, and legal work).

Programs

Conservation and Open Space

The 8-acre Busa Farm off of Lowell Street was authorized by the May 6, 2009 STM using \$4,197,000 from the CPF. The third and final debt payment on the ensuing purchase is this year with funds from the CPF. (See Article 8(k)) The BoS-appointed Busa Land Use Proposal Committee (BLUPC) has studied the potential use of that land. After hearing presentations from advocates for recreation, affordable housing, and community farming, the BLUPC recommended to the BoS (March 14, 2011, report available on the Town website) that the best use would be continued farming with some affordable housing along Lowell Street.

On March 19, 2012, the BoS endorsed the BLUPC recommendation by directing the Town Manager to issue an RFP for farming and to request LexHAB develop a proposal to use approximately ¼-acre of land along Lowell Street for affordable housing. (The option to build a full sized soccer field for Recreation was overruled as it was considered too large for the site.)

It has been presumed that the farm proposal will not ask for additional Town funds, but the LexHAB proposals will request funds at a later date, most likely from the CPF. Since the Town's purchase, the property has remained under lease for farming with the original owner.

The third and final debt payment for the purchase of the Cotton Farm authorized by the 2010 ATM, Article 9, is also being made this year from the CPF. (See Article 8(l))

Conservation is requesting funds from the CPF to restore a historic horse barn that probably housed operations on the adjacent 10-acre Hennessey-field horse ring. That field is under the auspices of the Conservation Commission and is now incorporated into the Paint Mine Conservation area. The barn will be used for storage of supplies and equipment for conservation projects. Restoration work will be done by students in the Minuteman Vocational and Technical School. (See Article 8(b))

Articles before this Town Meeting request funding for purchase of all or part of the 13.60-acre Wright Farm on Grove Street. Article 9 was submitted by the Selectmen for the Community Preservation Committee; Article 10 submitted by the Selectmen on behalf of the Conservation Commission. The parcel has been on the Conservation Committee's list of desirable properties for many years and abuts a strip of conservation land at its rear connecting it to the Paint Mine area. Acquiring this property would afford opportunities to access land-locked forested tracts in Burlington.

Continuing the prior practice, funds are included in the Administrative Budget of the CPC to enable the Conservation Commission to do preliminary appraisals and land surveys. (See Article 8(m))

With regard to the West Lexington Greenway Corridor, "the 2007 ATM voted \$125,000 from the CPF to hire an engineering firm to create a Master Plan for the entire West Lexington Greenway Corridor with a focus on creating a new pedestrian and bicycle trail through conservation land by connecting the Minuteman Bikeway with the Battle Road Trail. The planning and engineering firm Vanasse Hangen Brustlin, Inc. (VHB) was hired and, to date, VHB has completed a Draft Master Plan and Draft Preliminary 25% Design Drawings for the proposed Minuteman Bikeway and Battle Road connector trail. The Final Master Plan and 25% Design Plans are pending incorporation of final comments from the West Lexington Greenway Task Force by VHB." (Source: CPC, March 19, 2012)

Senior/Community Center

The current Senior Center is located at the Muzzey Condominiums. In addition to senior activities, the Center houses the Town's Human Services Director and the Veterans Services Agent's office.

<i>Article 12: Appropriate for Municipal Capital Projects and Equipment</i>	Funds Requested	Funding Source	Committee Recommends
	\$5,156,586 (plus \$930,607 Chap. 90 State Aid for a total of \$6,087,193)	\$2,274,142 GF (Debt) + \$325,000 DPW Operations RF (Debt) + \$685,000 GF (Free Cash) + \$1,510,976 GF (Cash) + \$5,468 2008 ATM Art. 15(a) + \$40,500 Water EF (Debt) + \$25,000 Water EF (RE) + \$40,500 Wastewater EF (Debt) + \$250,000 Traffic Mitigation SF	Approval (5–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Public Safety Radio Connectivity	\$50,000	GF (Free Cash)	Approval (5–0)

“At the Special Town Meeting held in November 2011, \$180,000 was appropriated to improve and stabilize the existing fire radio communications system. In presenting the request for funding in November, it was disclosed that it was the recommendation Fire Department, based on conversations with communications specialists, that in addition to stabilizing the existing system, there was a need to explore the installation of a redundant system that would back up the primary system in the event it went down during a severe weather event or other disaster. The need to explore a back-up system also extends to the Police and Public Works Departments. This request is for funds to engage a communications consultant to assess our current communication needs and make recommendations for solutions to address those needs in all three Departments.” [Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Hydrant Replacement Project	\$50,000	\$25,000 GF (Free Cash) + \$25,000 Water EF (RE)	Approval (5–0)

“There are 1,500 hydrants in Lexington’s fire protection system. This is an annual request in a phased project to replace older fire hydrants with new and more efficient hydrants that meet NFPA requirements. The new hydrants will increase fire-fighting capacity thus reducing property damage and increasing safety. The new hydrant will be of a break-away design which will cost less to replace when damaged. \$50,000 will fund approximately 25 replacements.” [Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Street Improvements	\$2,356,193	\$1,425,586 GF (Cash) + \$930,607 Chapter 90 State Aid	Approval (5–0)

“This request for the annual street resurfacing program is comprised of \$1,025,586 of tax levy dollars of which \$579,502 derives from a 2001 operating budget override, and an anticipated distribution of [\$930,607] of Chapter 90 funds. Over and above the \$579,502 in tax levy dollars from the 2001 override,

an additional \$281,234 of tax levy support has been recommended for FY13, the maintenance of the same amount of supplemental funding that was approved in FY12. An additional \$164,850 in tax levy dollars has been added that represents the residual balance of the revenue allocated to municipal operations per the FY13 Revenue Allocation model. Funds will be used for design, inspections, engineering, repair, reconstruction, and resurfacing. It is anticipated that a portion of Waltham Street and other roadways to be determined will be repaired within this appropriation.” [Brown Book, Page XI-17]

Subsequent to that Brown Book, and as shown in the request, the BoS added \$400,000 from the Health Benefits savings—which this Committee endorsed. None the less, this Committee reaffirms its belief that a significant increase in funding, most likely, but not necessarily through a debt exclusion, is needed to bring the roads infrastructure to an acceptable level which could reasonably be expected to be maintained with the level of funding provided by requests such as the one before this Town Meeting.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Culvert Replacement	\$390,000	\$325,000 DPW Operations RF (Debt) + \$65,000 GF (Free Cash)	Approval (5–0)

“The 2011 Annual Town Meeting appropriated \$65,000 [from the DPW Operations RF] for the survey, design and permitting for repairs to three corrugated metal pipe arch culverts under the access road to the Hartwell Avenue Compost Facility that have failed due to rust and separation at the pipe connection joints...this request is for the replacement of these culverts [under that RF]....and for the design of repairs to culverts identified in the storm drainage studies conducted by the Town with likely locations being Valleyfield Road and Revere Street.” [Brown Book, Page XI-13]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) DPW Equipment	\$595,000	\$358,610 GF (Debt) + \$70,000 GF (Free Cash) + \$85,390 GF (Cash) + \$40,500 Water EF (Debt) + \$40,500 Wastewater EF (Debt)	Approval (5–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets the work requirements. The Department of Public Works has an inventory of 160 pieces of equipment including sedans, hybrid SUVs, construction vehicles and specialized equipment used to mow parks, plow snow, repair streets and complete a variety of other projects. Without regular equipment replacement, the efficiency and cost effectiveness of the DPW's operations would be handicapped due to equipment down time and excessive repair costs. FY13 requests are for 1 3-Yard Rubber Tire Front End Loader - Highway Division (\$185,000); 1 F450 with utility body, lift gate and plow—Water and Wastewater Divisions (\$90,000) with \$40,500 from water debt, \$40,500 from wastewater debt and \$9,000 for the plow setup from the general fund debt; 1 Rack Body Truck with Crane - Forestry Division (\$180,000); 1 John Deere Tractor with Attachments - Park Division (\$60,000); and 1 F450 Dump Truck with Plow - Park Division (\$80,000).” [Brown Book, Page XI-5]